

# UNIT LOT SUBDIVISION

9666 51ST AVE. S. - SDCI #3018093

TAX ID#: 713130-0100

LEGAL DESCRIPTIONS:  
RAINIER BEACH GARDEN TRACTS N 1 1/2 AC

## Legal Description

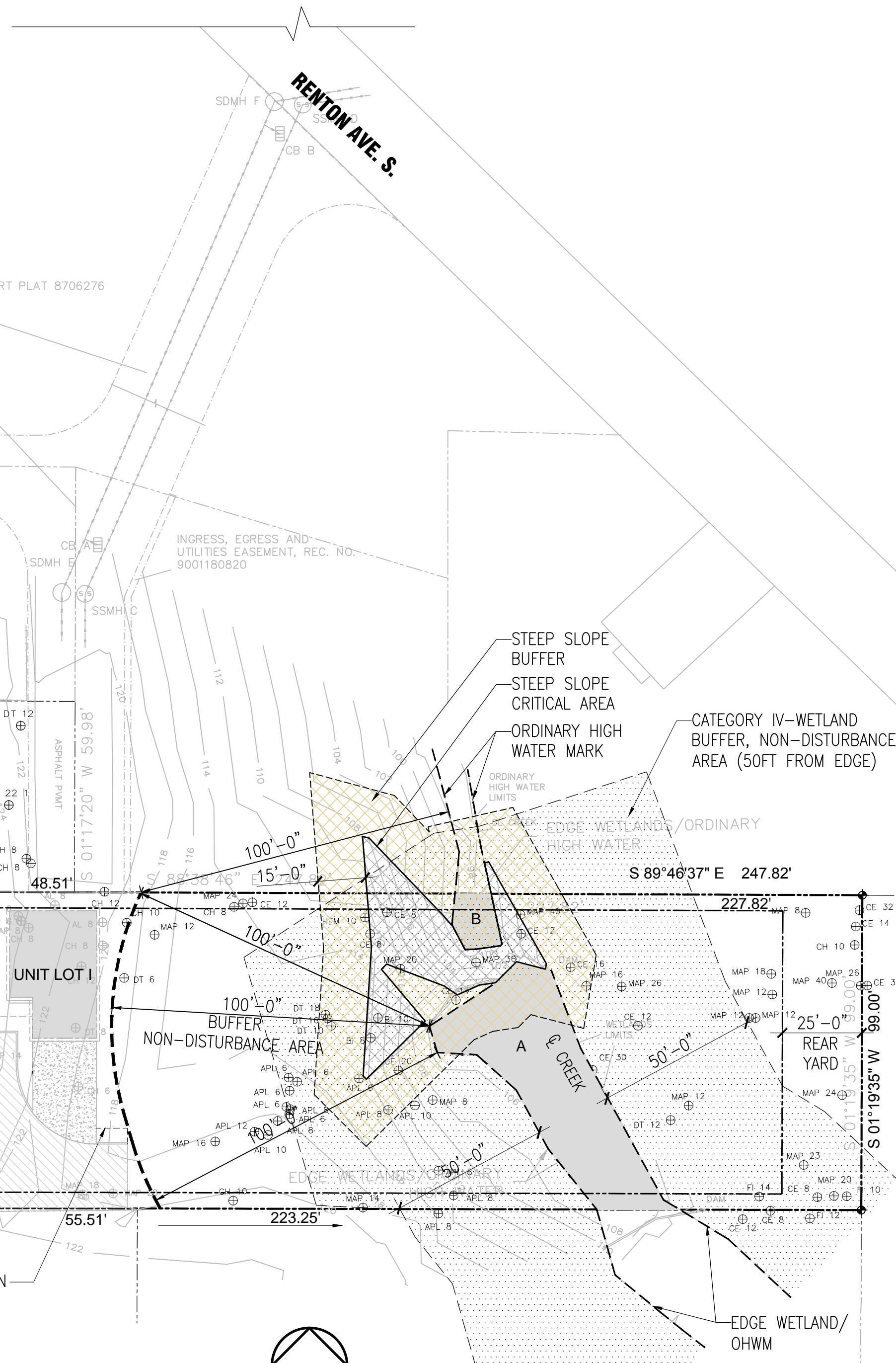
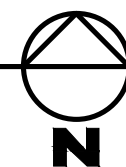
## Plan Notes:

- PROPOSED NEW INGRESS, EGRESS AND UTILITY EASEMENT
- PROPOSED 5FT PEDESTRIAN WALKWAY
- PROPOSED SFR STRUCTURES W/ ATTACHED GARAGE AS PER MASTER PLAN. DEVELOPMENT TO BE IN COMPLIANCE WITH SMC 23.44 FOR SFR ZONE:  
BUILDING HEIGHT: MAX. 30'-0" FOR LOT WIDTH > 30'-0"  
SETBACK (APPLIED FOR ENTIRE LOT): FRONT YARD: MIN. 20'-0"  
REAR YARD: 20% LOT DEPTH, MIN. 10'-0"  
SIDE YARD: MIN. 5'-0"  
  
LOT COVERAGE: 35%  
PARKING & GARAGE AS PER SMC 23.44.016
- DENSITY CALCULATION:  
LAND GROSS AREA = 62,726 SF  
OPEN WATER AREA= (A+B) = (2261+224)SF = 2485 SF  
AVAILABLE LOT COVERAGE: (62,276-2485)SF = 59,791 SF  
=> (59,791 SF/9 LOT) = 6,643 SF AVR.  
=> ACU PERMIT TO ALLOW SMALLER THAN REQUIRED LOT SIZE (MIN.7200 SF FOR SF7200 ZONE)
- 25.09.260.C-2.a: REPLACEMENT AND ESTABLISHMENT OF NATIVE VEGETATION  
TREES TO REMAIN:  
. MAINLY IN THE EAST AREA OF THE BUFFER BOUNDARY. PER ARBORIST'S REPORT, THE TREES WITHIN THE RIPARIAN AREA REVEALED THAT THE TREES AND THE AREA AS A WHOLE IS LARGELY UNDISTURBED AND CONTAINS TREES OF HIGH ECOLOGICAL VALUE. IT SEEMS THAT IT DOES NOT IMPACT IN THE DETERMINING OF THE NUMBER OF LOTS, SO PRESERVING IT IS RELATIVELY STRAIGHTFORWARD.  
. IN ADDITION, SPECIAL CONSIDERATION IS TO PRESERVE AND PROTECT THE EXCEPTIONAL 36-INCH OAK TREE LOCATED ON THE NORTHEAST CORNER OF THE PROPERTY. THE TREE IS NOT QUITE IN MODERATE CONDITION AND HEAVILY COVERED WITH IVY. IF RETAINED IT WILL REQUIRE PRUNING AND IVY STRIPPING AS WELL AS TREE PROTECTION SPECIFICATIONS.  
TREE TO BE REMOVED:  
. DUE TO HAZARDOUS TREE CLASSIFICATIONS (PER TREE REPORT). HOLDING FACILITY WAS LONG SINCE ABANDONED AND MANY OF THE TREES/PLANTS THAT HAVE UPROOTED AND FALLEN IN PAST HARSH WEATHER EVENT.  
. TO MEET SMC TITLE 23 LOT COVERAGE AND NEW FUTURE BLDG FOOTPRINTS.  
. TO ACCOMMODATE CONSTRUCTION OF THE REQUIRED SHARED ACCESS & UTILITY EASEMENT. THE HOLDING FACILITY WAS LONG SINCE ABANDONED AND MANY OF THE TREES/PLANTS THAT WERE HELD THERE TEMPORARILY HAVE BOLTED AND FORCED BY CIRCUMSTANCE TO ADOPT A DIFFERENT GROWN FORM.  
. TREE REMOVED INCLUDING: ALER/FRUIT TREE/MAPLE/HEMLOCK VARIED FROM 6"-14" DBH  
TREES TO BE PLANTED:  
. IN FUTURE W/ BLDG PERMIT FOR INDIVIDUAL PARCEL, TO COMPLY WITH CITY OF SEATTLE APPROVED TREE LIST.  
. ALONG ACCESS EASEMENT AS NECESSARY.
- REFER TO SURVEY FOR ACCURATE LOT LINES AND LOT SQ.FT



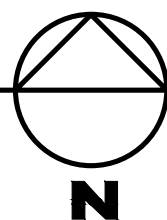
## Vicinity Plan

Scale: NTS



## Site Plan

Scale: 1"=30'-0"



PROJECT ADDRESSES: 9666 51ST AVE S.  
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OWNER: AMERINOR HOLDING  
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CIVIL ENGINEER: LITCHFIELD ENGINEERING  
12840 81ST AVE NE, KIRKLAND WA 98034  
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CONTACT: KEITH LITCHFIELD

ZONING: SF 7200  
LOT SIZE: 62,726 SQ.FT. (1.44 ACRES)

SCOPE OF WORK: PROPOSED UNIT LOT SUBDIVSION OF ONE PARENT LOT INTO NINE (9) UNIT LOTS OF LAND LOCATED IN AN ECA.

## Project Information

### 23.22.062 - UNIT LOT SUBDIVSIONS

LOTS DEVELOPED OR PROPOSED TO BE DEVELOPED WITH USES DESCRIBED IN SUBSECTION 23.22.062 MAY BE SUBDIVIDED INTO INDIVIDUAL UNIT LOTS. THE DEVELOPMENT AS A WHOLE SHALL MEET DEVELOPMENT STANDARDS APPLICABLE AT THE TIME THE PERMIT APPLICATION IS VESTED.

### 23.53.025 - ACCESS EASEMENT STANDARD: SEE PLAN NOTE 1&2

C. VEHICLE ACCESS EASEMENTS SERVING AT LEAST FIVE BUT FEWER THAN TEN SINGLE-FAMILY DWELLING UNITS, OR AT LEAST THREE BUT FEWER THAN TEN MULTIFAMILY DWELLING UNITS.  
-C1. EASEMENT WIDTH, SURFACED WIDTH, LENGTH, TURN AROUND AND CURBCUT WIDTH SHALL BE AS REQUIRED AS:  
1. EASEMENT WIDTH SHALL BE A MINIMUM OF TWENTY (20) FEET;  
2. THE EASEMENT SHALL PROVIDE A HARD-SURFACED ROADWAY AT LEAST 20 FT WIDE;  
3. NO MAXIMUM EASEMENT LENGTH SHALL BE SET. IF THE EASEMENT IS OVER 600 FT LONG, A FIRE HYDRANT MAY BE REQUIRED BY THE DIRECTOR;  
4. A TURNAROUND SHALL BE PROVIDED UNLESS THE EASEMENT EXTENDS FROM STREET TO STREET;  
5. CURB CUT WIDTH FROM THE EASEMENT TO THE STREET SHALL BE THE MIN. NECESSARY FOR SAFETY AND ACCESS  
- C2. NO SINGLE-FAMILY STRUCTURE SHALL BE CLOSER THAN 5 FEET TO THE EASEMENT, EXCEPT THAT STRUCTURAL FEATURES ALLOWED TO EXTEND INTO REQUIRED YARDS UNDER SECTION 23.44.014.D.6 ARE ALSO ALLOWED TO EXTEND INTO THE FIVE-FOOT SETBACK FROM AN EASEMENT.

### F. PEDESTRIAN ACCESS EASEMENTS:

3. PEDESTRIAN WALKWAY AT LEAST 5 FEET WIDE
4. PROVIDE LIGHTING AT INTERVAL NOT TO EXCEED 50 FEET

### 25.09.160 - WETLANDS:

WETLAND BUFFER FOR CATEGORY IV (>1000 SF): 50'-0", MEASURED PERP. FROM WETLAND EDGE

### 25.09.020-A.5 - ECA RIPARIAN CORRIDOR:

THE RIPARIAN MANAGEMENT AREA IS THE AREA WITHIN 100 FEET MEASURED HORIZONTALLY LANDWARD FROM THE TOP OF EACH BANK OF THE WATERCOURSE. IN WATERCOURSES WITH BRAIDED CHANNELS OR ALLUVIAL FANS, THE ORDINARY HIGH WATER MARK SHALL BE DETERMINED SO AS TO INCLUDE THE ENTIRE STREAM FEATURE.

### 25.09.180-C - BUFFER IN STEEP SLOPE AREA:

1. STEEP SLOPES HAVE FIFTEEN-FOOT (15') BUFFERS FROM THE TOP AND TOE OF A SLOPE.

### 25.09.260-ECA ADMINISTRATIVE CONDITIONAL USE:

TO CLUSTER DEVELOPMENT OF UNITS AWAY FROM THE STEEP SLOPE AREA AND BUFFER & TO ALLOW FLEXIBILITY IN THE SIZE OF THE LOTS.

### 25.09.260-ECA ADMINISTRATIVE CONDITIONAL USE APPLICATION:

TO CLUSTER DEVELOPMENT OF UNITS AWAY FROM THE STEEP SLOPE AREA AND BUFFER & TO ALLOW FLEXIBILITY IN THE SIZE OF THE LOTS.

A. THE SITE AS A WHOLE WILL YIELD 9 UNIT LOTS BASED ON THE EXISTING ZONING DESIGNATION AND THE GROSS AREA OF THE PARENT PARCEL. PER 25.09.240B, 23.42.042 & 25.09.260.

B. THE PROPOSAL MEETS THE FOLLOWING STANDARDS:

1. ENVIRONMENTAL IMPACTS ON CRITICAL AREAS:
  - NO DEVELOPMENT IN THE NON-DISTURBANCE AREA.
  - TO CLUSTER DEVELOPMENT OF UNITS AWAY FROM STEEP SLOPE AREAS & BUFFER.
2. GENERAL ENVIRONMENTAL IMPACTS AND SITE CHARACTERISTICS.
  - THE OPEN WATER AREA OF WETLAND CORRIDOR IS NOT COUNTED IN DETERMINING OF DENSITY, SEE NOTE #4
  - THIS PROPOSAL WILL ENSURE THAT THE ENVIRONMENTALLY CRITICAL AREAS ON SITE WILL REMAIN PROTECTED AND WILL CONTRIBUTE TO THE CONTINUITY OF THE RIPARIAN CORRIDOR.
3. NEIGHBORHOOD COMPATIBILITY: SEE NOTE #3
  - THE NUMBER OF LOTS PROPOSED COMPLIES WITH THE UNDERLYING ZONE.
  - MAXIMUM HEIGHT WILL BE IN COMPLIANCE WITH THE UNDERLYING ZONE.
  - HEIGHT BULK AND SCALE ARE IN COMPATIBLE WITH THE ADJACENT SITES. TREE CANOPY AND PEDESTRIAN ACCESS ARE SIMILAR AS WELL.

### C. CONDITIONS:

- REFER TO TREE REMOVAL & RETENTION PLAN PROVIDED ON SHEET 2/4 OF THE CIVIL/DRAINAGE DRAWINGS & ARBORIST REPORT.
- REFER TO PLAN NOTE #5

## Design References

DPD's approval stamp

Consultants

Stamp of Record



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COMPANY E

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Checked: MT  
Date: 3/3/17  
SP # 3018093

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MASTER PLAN

Submittal / Revisions

A1.0